

MINUTES OF THE
WEST LAFAYETTE REDEVELOPMENT COMMISSION
June 19, 2003

Redevelopment Commission members present: Steve Belter, Chris Corrigan, Earle Nay, Patsy Hoyer, and Barbara Cook. Also in attendance: City Attorney Bob Bauman, Development Director Josh Andrew, Charlotte Martin of the Development Department, Parks & Recreation Superintendent Joe Payne, Greg Deason of Purdue Research Foundation, Tom Gall of TJ Gall & Associates, and citizens and members of the media.

Mr. Belter called the meeting to order at 4:33 pm.

OLD BUSINESS

Mr. Nay made a motion to approve the minutes from May 23, 2003. Ms. Cook seconded. A correction was made to page 2, 6th paragraph, 2nd sentence as follows, 'Mr. Gall stated this is the budget for the lights'. The motion passed unanimously 4-0.

NEW BUSINESS

Mr. Nay made a motion to authorize the trustee to pay claims. Ms. Cook seconded.

Mr. Gall gave a report on the trail project. He stated that he just had a biweekly meeting with the contractor. They are proceeding within the schedules that we've given them, including the change last month which allowed the southern portion to go into the October completion schedule. The rest of the project is on track. You may have noticed out at Cumberland Park that there have been several amounts of asphalt in place that wasn't there last week. They will be starting to surface on McCormick around July 4th. They may start the Celery Bog portion (if the weather continues to hold right) after the 4th instead of closer to the 22nd. We still anticipate Cumberland finishing up on time.

Mr. Belter asked if that would essentially takes us from Pickett Park up to Cumberland Avenue by the end of July. Mr. Gall said yes, very close. The connection from Cumberland to Kalberer through the park will be the last segment.

The motion passed unanimously 4-0.

The next item of business was the street lights. Mr. Gall stated that we've discussed this at the last meeting. That particular budget is what we've been referring to as below the line. We're held hostage somewhat by the next TIF payment. Anything authorized for them now is going to come out of your current contingency. You asked me to check on the possibility of doing something partial so that we could get infrastructure in place. I spent quite a bit of time with Cinergy's site engineers and they are suggesting that the city go ahead and install two inch conduit throughout the project wherever street lights are expected. They will then, when it's time to do the light project, install their earth mounted sealed screw anchors, dig that conduit up, pull wire through it, and put the lights up. This would allow us

to not dramatically tear up things that could be close to being completed by the time you have the funds to move on with the lighting project. I estimate that it is in the neighborhood of a \$30,000 type of activity.

Mr. Belter asked if it is Mr. Gall's recommendation that this is the best way to proceed to minimize our cost for the eventual installation of the lights when you factor in the cost of repairing whatever damage they would do by coming in after the fact. Mr. Gall stated that he believes that this is the best way to go.

Mr. Gall stated that he has heard numerous questions about the tree fund thinking that they are going to be able to plant trees between the sidewalk and the curb, which would be difficult to do if that's where the lights go. Mr. Deason stated that the tree fund that participated in some of that, so far has elected to add some to the medians and some as supplementary trees. At this point, we've tried to make that part of the berm landscape as apposed to just right in between. That would be workable.

Mr. Corrigan asked if the \$30,000 is just for the conduit. Mr. Gall stated that is his estimate for that. Mr. Corrigan asked if the remaining \$225,000 is for the fixtures. Mr. Gall said yes it is for the fixtures, wires, and installation. That was an estimate that we developed eight or nine months ago that also includes lighting along existing portions of the Research Park that are not currently lit. There are a number of challenges in doing that in terms of infrastructure that's in place that is in the way where we'd like to put those lights. The irrigation system out there is pretty amazing and invasive; it's everywhere. We are going to have to work pretty hard with PRF when it comes time to do that in order to figure out how not to destroy it.

Mr. Gall stated that the schedule to finish completion was 7/31/03. That has been extended by 45 days to 9/15/03. That shouldn't effect any operation that's going on. If they were to sell a lot, they could proceed once the pad is up. Timing wise, if the TIF funds are available, the sliding package could all come in at the same time.

Mr. Corrigan asked if the \$30,000 includes going through the old part of the park. Mr. Gall stated no, that's to install conduit on both sides of the new portion. Mr. Corrigan asked if Purdue is interested in buying the rest of the park or are we going to just have it half way. Mr. Gall stated that the goal is to light everything. Since the cash is short right now, the instructions that you gave me last month was to figure out how we could put infrastructure in place so that we could proceed with the project and not hold it up or not tear it up any worse than we have to when you have the money for the lights.

Mr. Corrigan stated that the \$30,000 isn't inclusive of the conduit. Isn't that what we talked about last time (what it was going to cost us to put it throughout the park). Mr. Gall stated that's the part we're working on now that is urgent. If we don't get it in now, we're going to have sidewalks in and have to tear the sidewalks up to put the conduit in. The rest of it is done. It's already in place and doesn't have the same kind of urgency for infrastructure.

Mr. Belter stated that whenever we light the old portion of the park, we are going to have to tear up sidewalk. We have the opportunity here not to be tearing things up later on. I assume by having this conduit in the ground, that will reduce the cost of installing lights in the area because we've already made that adjustment.

Mr. Gall stated that the other issue is that we need additional power for these lights. Cinergy will not/can not set a transformer with no building to go to. There is no transformer

in the area to put power to these lights. We have a detail to work out with Cinergy about setting a transformer somewhere. Things are happening on their part. By the time this comes along, time may have solved it; we may have a building with a commitment. In Cinergy's defense, they have no idea how to size the transformer. They don't want to size the transformer just for the lights; they would want to size the transformer for a particular lot or building size.

Mr. Gall stated that if you are prepared to invest some of your existing available contingency, then I will proceed to go get quotes on doing that conduit work.

Mr. Nay asked for an estimate of the cost of the sidewalk. Mr. Gall stated that the numbers are in his office. Mr. Nay stated that he is curious how much it would cost if it had to be cut in three or four places. Mr. Gall stated that it's not a matter of cutting in three or four places, it's a matter of ruining the length of it because you'd run the length of it with a trench. There are some different ways and some different types of cable. They could just direct bury cable and then poke them up every so many feet for the light but then they would be in the way of the pouring of the sidewalks. So this is a construction issue as well.

Mr. Belter asked if we reach a consensus here, do we want this in the form of a motion or do we just give Tom direction to go out and get quotes for us. Mr. Corrigan stated that it seems like the logical way to do it would be for him to bring the quotes to us and say here's what it's going to cost and approve it at that point. Mr. Belter said as long as there's not a majority feeling that this is a lousy idea. I certainly don't want to waste Mr. Gall's time. Mrs. Hoyer said that she doesn't think that we could reasonably do it any other way at this time. Maybe I'm missing something here, but it seems pretty straight forward to me. Mr. Belter stated that we want to get the park lighted and we don't want to tear up all the new sidewalks we put in to get it lighted. With your concurrence, I'll say, Mr. Gall, go get the quotes. The commission agreed.

Mr. Belter stated that we have a lease rental payment for the Wabash Landing parking garage coming up on July 15th in the amount of \$281,500. We have the money, but it's not going to be bond allocation funds, which we would normally have received a quarter of a million or so worth of income from property tax payments. We are shy a few thousand dollars of making that payment. However, there is a surplus fund of \$572,000 in the same TIF district. According to the documents that we signed in the original bonding, the trustee is supposed to withdraw any extra money that they need to cover the payments. So we are in good shape there. Mrs. Martin gave me copies of the memorandum between themselves and the trustee with input from Umbaugh and Ice Miller saying that we don't need to actually pass a motion or request the transfer of the funds. The trustee already has the direction in the original bond documents to use that money.

Ms. Cook asked how Scotty's was coming and when they are expected to finish. Mr. Andrew stated they have gotten the state release. The hope is that they will be completed by the middle of October or November. They've had some delays with the rain.

The Commission is scheduled to meet on Friday, July 18th at noon. They scheduled the following meeting for August 22nd at 12:30 pm.

Mr. Belter asked if there were any questions or comment from the public. None was made.

Mr. Nay made a motion to adjourn. Ms. Cook seconded. The meeting adjourned at 5:05 pm.

Respectfully submitted,

Francis Earle Nay, Recording Secretary

Approved:

Stephen Belter, President

/clp

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